

PLANNING & DEVELOPMENT SERVICES REPORT PRELIMINARY PLAT

PSPR2015-0010

DATE: October 5, 2015
MEETING DATE: October 28, 2015
REPORT BY: Tiffany Antol, AICP

REQUEST:

A request for Preliminary Plat approval for Coconino Ridge at Pine Canyon located at 2705 E. Telluride Drive located in the R1, Single-family Residential Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for conditional approval.

PRESENT LAND USE:

The subject site is vacant located within the northeastern corner of the larger Pine Canyon development, which encompasses 660-acres. Pine Canyon includes an eighteen-hole golf course, which occupies approximately 215 acres, a 31,000 square foot clubhouse, 488 single-family lots, and 60 condominiums.

PROPOSED LAND USE:

Coconino Ridge at Pine Canyon subdivision, consisting of 32 single-family lots located on 19.20 acres.

NEIGHBORHOOD DEVELOPMENT:

North: John Wesley Powell Blvd, RR and MH Zone
South: Deer Creek Crossing Unit One, R1 Zone
East: USDA Forest Service, PF and RR Zone
West: Deer Creek Crossing Unit One, R1 Zone.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

Introduction

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, estate twin houses (duplex units), estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located at the intersection of Lone Tree Road and John Wesley Powell Blvd.

The applicant, Mogollon Engineering, representing True Life Communities PCAZ, is seeking preliminary plat approval for a 32-lot single-family residential subdivision within the larger Pine Canyon development. New infrastructure will need to be provided for the project including a new roadway (Pinyon Jay Drive) and new 8" water and sewer lines. The proposed lots have been reviewed for compliance with the R1 Zoning district standards as well as conformance with the Resource Protection overlay.

Flagstaff Regional Plan 2030

The current land use designation for the site is Suburban - Existing. The proposal of 32 lots conforms to the Suburban Land Use Designation, as well as the development agreement between the City of Flagstaff and Pine Canyon.

ZONING REQUIREMENTS

The property is zoned R1, Single-family Residential. The proposed development of 32 single-family lots is within the density required by the *Flagstaff Zoning Code* (Section 10-40.30.030). The R1 density requirement is 2-5 units per acre within the Resource Protection Overlay; the proposed gross density is 2 units per acre and the proposed net density is 5 units per acre. Single-family is a permitted use in the R1 zone.

The lots within Coconino Ridge at Pine Canyon Subdivision comply with the detached single-family performance standards and property development standards of the R1 zone.

The preliminary plat was reviewed and approved by the Inter-Division Staff on October 5, 2015.

Natural Resources

The subject property is located within the Resource Protection Overlay. A Resource Protection plan was provided in conjunction with this preliminary plat. Resources on the site include moderate slopes and forest. The resource protection plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met.

RESOURCE PROTECTION LAND IN THE R1 ZONE **COCONINO RIDGE AT PINE CANYON**

RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Rural Floodplain	None	--	--
Slope 17-24.9%	2.51	70% 1.76	94% 2.35
Slope 25% -34.9%	1.32	80% 1.05	98% 1.29
Slope 35%+	None	--	--
Forest Resource	15.37	50% 7.68	*50.7% 7.79

*It must be noted that the developer credited approximately .85 acres of excess slope to meet the minimum forest resource protection thresholds. The above calculations show that resources will be protected above the minimum resource protection thresholds.

SYSTEMS ANALYSIS:

Access and Traffic

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the new intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner's Association.

A private looped street named Clubhouse Circle provides access throughout Pine Canyon. E. Telluride Drive provides direct access to the subject site from Clubhouse Circle. The street design within the subdivision consists of a cul-de-sac street named Pinyon Jay Drive. The cross section of the private streets provides a 27-foot wide street section with rolled curb and gutter on both sides and a five-foot wide tail on both sides of the street.

Water and Wastewater

The proposed development is serviced by a Zone B water pressure system. All of the proposed water mains will be public. The developer has already extended a twenty (20) inch transmission main within the alignment of JWP Blvd from Lake Mary Road into Pine Canyon. A sixteen (16) inch looped water main has been constructed within the alignment of Clubhouse Circle. A new eight (8) inch water line will be extended from Telluride Drive into the subdivision to provide water service.

Eight-inch public sewer lines have been constructed beneath the public and private streets. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association. A new eight (8) inch sewer line will be extended from Telluride Drive into the subdivision to provide service.

Stormwater

A Stormwater Analysis was completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve as a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system.

Parks, Open Space, Pedestrian, and Bicycle Facilities

As part of the overall Pine Canyon development, a 10-foot-wide paved FUTS trail from the intersection of existing Lone Tree Road to the intersection of JWP Blvd along the north side of the extension of Lone Tree Road to the intersection of Zuni was completed. A 10-foot-wide paved FUTS trail was also constructed from the intersection of Lake Mary Road on the east side of JWP Blvd to the Lone Tree intersection. An extension of the trail was constructed from the intersection of existing Lone Tree/JWP eastward along the south side of JWP towards the proposed third entrance to Pine Canyon where the FUTS penetrates into the Pine Canyon development and extends to Fisher Point. This portion of the FUTS trail runs along the western side of the proposed subdivision but is located within the Deer Creek Crossing Subdivision.

Other Discussion

Previously, disputes between the developers of Pine Canyon and the City of Flagstaff occurred with respect to the Rezoning Ordinance, in regards to the maintenance of public access the Pine Canyon Community. These disputes resulted in the filing of a lawsuit by the City and a counterclaim by the Developer. To resolve these disputes and the lawsuit, the parties agreed to make certain adjustments, amendments, and clarifications to the Original Agreement for their mutual benefit. A revised Development Agreement was approved in January 2007. This agreement stipulates that the Developer may, at its option, abandon the third entrance to Pine Canyon shown on conceptual plans to be located off John Wesley Powell Boulevard near the northeast corner of Pine Canyon, providing that the main entrance and the clubhouse entrance remain open and available for ingress and egress to the public. The Developer is pursuing the abandonment of the third entrance with this plat as shown on lot 32. In October of 2013, the City Council approved an agreement with the applicant that commits the City to erect and maintain a directional sign at the intersection of Lake Mary Road and John Wesley Powell, staff support to amend the rezoning ordinance to modify the gated provision during night time and extends the developers transportation improvement contribution.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval with the following condition:

1. LID and detention is required for all lots in the subdivision including lots 1-14 and lot 32. A revised engineering report to address this requirement shall be provided with the civil plan submittal.

ATTACHMENTS:

- Application
- Preliminary Plat (5 sheets, 24x36")